



City of Rockville

Department of Community P.	anning and Development Se	rvice	S
111 Maryland Avenue, Rockville Phone: 240-314-8200 • Fax: 2	•	rockv	illemd.gov • Website: www.rockvillemd.gov
	Please Print	Clea	rly or Type
Property Address information:	1235 Potomac Valley Road, Rock	wille,	MD 20850
Subdivision Markwood	Lot(s) Lot 3		Block
Zoning R-90	Tax Account(s) 00157195	5	
Applicant Information: Please supply name, address, p			
	-	•	Jursing & Wellness Center , Leah Bowden 1235 Potomac 301-838-0513 Email: lbowden@potomacvalley.com
Property Owner Potomac Valley			poks & Lewis 7101 Wisconsin Avenue, Bethesda, MD 20814
	Architects, Inc. AIA Contact: Re		Torres 8720 Georgia Avenue, Suite 503, Silver Spring, MD .torres@armyers.com Mereduh
Engineer <u>VIKA, Inc. Suite 400 20</u> 301-916-2262 Email:		n, MD	20874 Contact: Byer Ph: 301-916-4100 Fax:
Attorney Shulman, Rogers, Gand			tomac Avenue, 6th floor, Potomac, MD 20854 :: 301-230-2891 Email: nregelin@shulmanrogers.com
	251 Century Blvd. , Germantow		CHUCK 20874 Contact: IRISH Ph: 301-916-4100 Fax:
Project Name: Potomac Valley N		ng lot	
STAFF USE ONLY Application Acceptance Application # Pre-Application: Date Accepted: Staff Contact:		OR	Application Intake Date Received: Reviewed by: Date of Checklist Review:

Level of review and	project	impact
---------------------	---------	--------

This information will be used to determine your project impact, per sec. 25.07.02 of the Zoning Ordinance for Project Plan and Site Plan applications only. For Special Exceptions, it will be used to determine the notification area, (see table below) Tract Size 4.5 acres, # Dwelling Units Total _____ Other Special Exception Nursing & Wellness Center Square Footage of Non-Residential Ex. Bldg. = +/- 50,000 sf Proposed Addition = +/- 15,000 sf Percentage of Single-family homes within Residential Area Impact (1/4 mile) Traffic Impact (net new peak hour trips) 0 Proposed: Retail: Sq. Footage Parking Spaces: 125 (96 to remain) Detached Unit: _____ Office:______ Sq. Footage Handicapped: Ex. to remain 4 Restaurant: ______Sq. Footage Townhouse: _____ Bicycle Parking: Other: +/- 15,000 addition Sq. Footage Attached: # of Long Term: Multi-Family: # of Short Term: ____ Live/work: _____ Estimated LEED or LEED-equivalent points. (As provided on LEED checklist.)

Estimated Points Total:

To complete the table below, use the information that you provided above to calculate your total points from the chart below.

MPDU: _____

& Wellness Center

Existing Site Use (to include office, industrial, residential, commercial, medical etc.) ±/- 50,000 sf Nursing

Points/Elements	1	2	3	4	Points
Tract size - Acres	1 or fewer	1.1 to 2.5	2.6 to 5	5.1 or greater	
Dwelling Units	5 or fewer	6 to 50	51 to 150	151 or greater	
Square Footage of Non-Residental Space	5,000 or fewer square feet	5,001 to 25,000 square feet	25,001 to 100,000 square feet	100,001 or greater square feet	
Residential Area Impact	Up to 10% residential development in a residental zone within 1/4 mile of the project	Up to 50% of area within 1/4 mile of the project area is comprised of single- unit detached residental units	Up to 75% of area within 1/4 mile of the project area is comprised of single- unit detached residential units	Development is within single-unit detached unit area	
Traffic Impact - Net new peak hour trips	Fewer than 30 trips	30-74 trips	75-149 trips	150 or more trips	
				cial exception pred	

Per Communication with Principal Planner Bobby Ray, original special exception predated points table.

Points Total*Advised not to complete and to assume notification radius will be 1250 ft - level 2 site plan for major amendment. See attached emails.

The total of the points determine the level of notification and the approving authority.

Example: If your tract size is 2 acres = 2 pts If you will have 45 dwelling units = 2 pts If your square footage of non-residential space is 5,006 square feet = 2 pts If your residential area impact is within a single unit detached area = 4 pts If your traffic impact/net new peak hour trips is 32 trips = 2 pts **Projected Impact Total = 12** * Project Impact total points are non-binding until application has been filed. Where no dwelling units, no non-residential square footage or no increase in peak hour trips are proposed, and where there is no single unit residential development within 1/4 mile, no points are assigned to these categories. Estimated Application Type: (please check box that applies) Per attached email from Principal Planner, Bobby Ray ☐ Project Plan (16 pts or more) Project Plan Amendment ☐ Site Plan Level 1 (6 or fewer pts) ☐ Site Plan Level 2 (7-15 pts) ☐ Site Plan Amendment Major (notification radius is 750 or 1,250 feet, depending on original approving authority) ☐ Site Plan Amendment Minor (notification not required)

☐ Special Exception (Notification Radius-750, 1250, 1500 feet - circle one)

☐ Special Exception Modification-Minor (Notification Radius-750 feet)

Special Exception Modification-Major (Notification Radius-750, 1250, 1500 feet - circle one)

Previous Approvals: (if any)

Application Number	Date	Action Taken
Special Exception approved in 1996	SPX1996-00245/USE-0050	68 APPROVED
S-50-61	December 12, 1961	Approved
9-50-61	February 2 1963	Amendment Approved

A letter of authorization from the owner must be submitted if this application is filed by anyone other than the owner. I hereby certify that I have the authority to make this application, that the application is complete and correct and that I have read and understand all procedures for filips this application.

Please sign and date

Other

THOMAS L. CALLAHAN, FRES,

Makon 130/1, TOMAC VALLEY NUESING FACILITIES, INC., APPLICANT PRE-APPLICATION SUBMITTAL REQUIREMENTS: (Submit and check what is applicable to your project type).

Please complete this checklist and include it as part of the application packet submittal. Each item on the checklist must be included in the application packet. If items are missing, the application cannot be accepted and will be returned.

Level 1	Site Plan Application Submittal Requirements
	Completed application
	Application Filing Fee
ū	A preliminary site plan (Plan sheet size: maximum 24" x 36", Scale 1"=30"). Include adjoining/abutting properties within 100-feet, showing all existing and proposed site improvements. (12 copies and 1 CD with PDF Version)
	Project description and scope of work narrative (12 copies)
	Transportation Scoping Intake Form (12 copies) with fee via separate check
	Pre-Application Stormwater Management Concept package with fee via separate check
	NRI/FSD per Forest and Tree Preservation Ordinance (FTPO) with fee via separate check
Projec	t Plan or Site Plan: (Level 2) Application Submittal Requirements
	Completed application
	Application Filing Fee
	A preliminary site plan. Prepared by surveyor or engineer. (Plan sheet size: maximum 24" x 36", Scale 1"=30'). Include adjoining/abutting properties within 100-feet, showing all existing and proposed site improvements. (12 copies) and 1 CD with PDF Version
	Project description and scope of work narrative (12 copies)
	Transportation Scoping Intake Form (12 copies) with fee via separate check
	Pre-Application Stormwater Managment concept package (12 copies) with fee via separate check
	NRI/FSD per FTPO as submitted to Forestry with fee via separate check
Specia	I Exception Pre-Application Submittal Requirements:
X	Completed application
×	Application Filing Fee
×	A preliminary site plan prepared (plan sheet size: maximum 24" x 36", Scale 1"=30'). Include adjoining/abutting properties within 100-feet, showing all existing and proposed site improvements. (12 copies and one CD with PDF)
M	Project description and scope of work narrative (12 copies)
×	Transportation Scoping Intake Form (12 copies) with fee via separate check
×	NRI/FSD per FTPO (12 copies) with fee via separate check (Ecotone - have check)
×	Pre-Application Stormwater Management Concept package with fee via separate check*

Pre-Application Meeting Date:

All meetings are held on Thursday. A date and time of the meeting will be assigned once workload and project lead times are considered, generally is three weeks after PAM has been accepted for processing.

RE: LETTER OF AUTHORIZATION FOR AUTHORIZED AGENT

FOR SPECIAL EXCEPTION, SITE PLAN, AND PERMIT APPROVALS

Lot 3, Markwood, Plat No. 6908

Potomac Valley Limited Partnership

1235 Potomac Valley Road, Rockville, Maryland 20850 (THE "PROPERTY")

To Whom It May Concern:

Please be advised that the undersigned owner of the Property authorizes Potomac Valley Nursing Facilities, Inc., the tenant of the Property, and Thomas Callahan I, in his capacity as Vice President / Treasurer of Potomac Valley Nursing Facilities, Inc., to serve as "Authorized Agent" on behalf of Frank Miller, General Partner for Potomac Valley Limited Partnership, owner of the above captioned Property, in conjunction with the filing and processing of any and all development approvals and permits for the amendment of the special exception, approval of a site plan and all necessary permits and approvals related to an expansion of the Potomac Valley Nursing Facilities and parking, and related utility, infrastructure, and public works on and around the Property.

This authorization includes, but is not limited to, those documents related to or necessary for the filing of Entitlement Applications and final permits and approvals for Natural Resource Inventory/Forest Stand Delineation, Storm Water Concepts (Preliminary & Final), Sediment Control and Storm Water Management Plans, Pre-Application Meeting, Project Plans, Site Plans, Landscape Plans, Forest Conservation Plans, Water and Sewer Applications, Traffic Studies, and submissions to WMATA, the Maryland State Highway Administration, the City of Rockville and Montgomery County, Maryland, and all other related utility, infrastructure and public works permits from the appropriate regulatory agencies.

Frank Miller, General Partner

Potomac Valley Limited Partnership

Data

Address: 3910 Unlarged)

(herschar, A) Josis

Phone: 381)656-8757 e-mail: +50-3910@gorail. (0M

Pre-Application Meeting 2012-000___

Statement of Applicant

Potomac Valley Nursing Facilities, Inc. t/a Potomac Valley Nursing and Wellness Center 1235 Potomac Valley Road

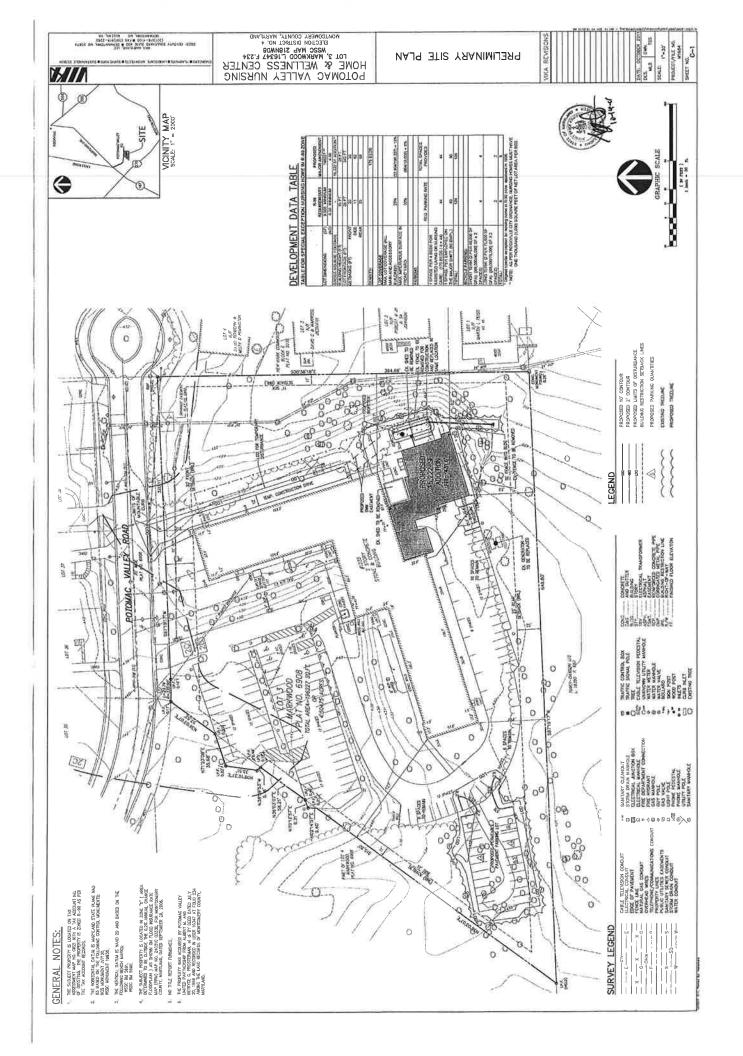
Special Exception and Site Plan Amendment

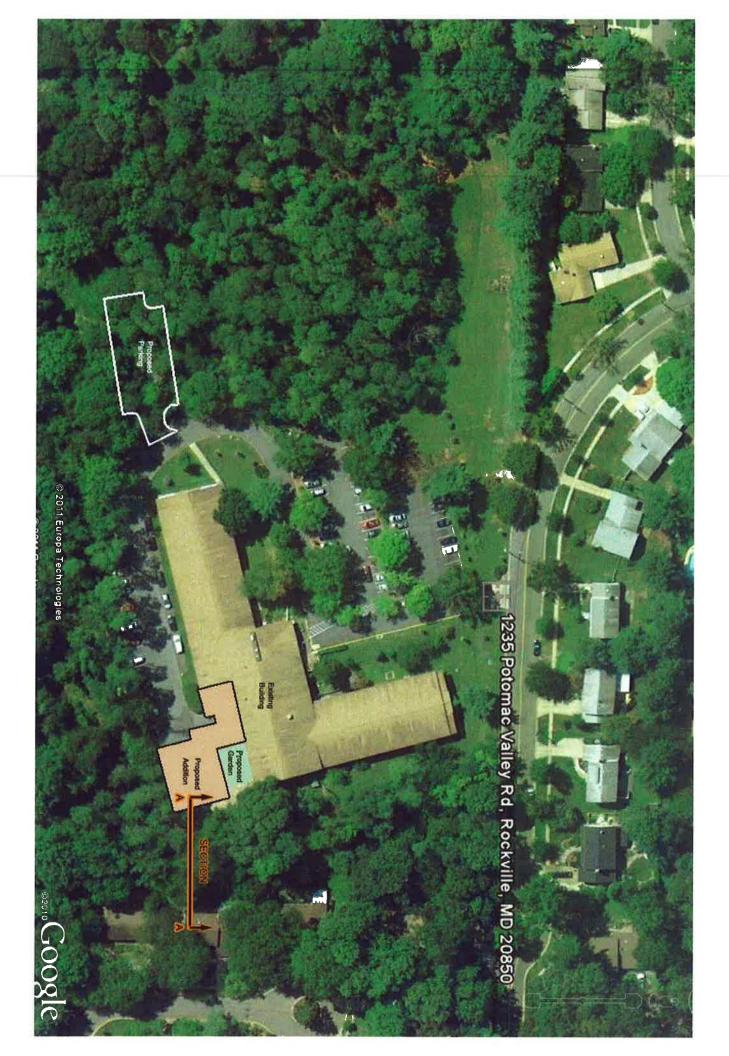
The Applicant, Potomac Valley Nursing Facilities, Inc., has operated a nursing home on the Property since 1961 under Special Exception S-50-61, as amended in 1963 and 1996. The Applicant is proposing an amendment to its existing Special Exception SPX1996-00245 and Use Permit USE1996-00568, to permit a 15,222 sf 2-story addition to the rear of the existing building and interior renovations that collectively will upgrade resident rooms, add resident services areas – specifically a new physical therapy rehabilitation center, add resident amenity and common room spaces, and reorganize administrative offices and staff spaces. The nursing facility is approved for and currently has 175 licensed beds. No additional overall bed capacity is proposed, just the rearranging of existing and additional private and semi-private resident rooms which results in more private room accommodations. No additional staff is proposed. Daytime peak staffing remains at 75-80 staff.

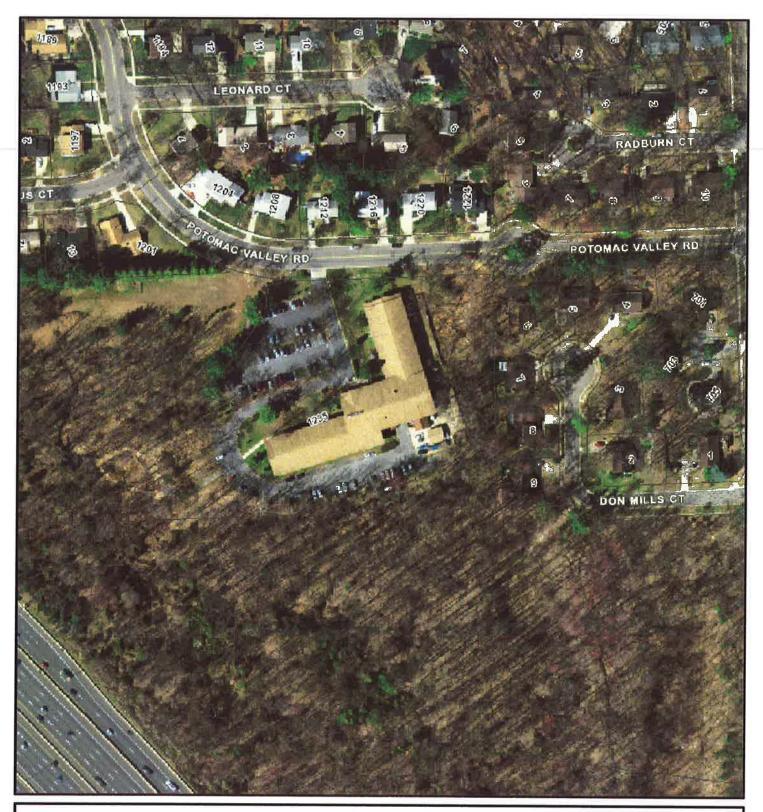
The amendment proposes: 1) the conversion of some semi-private rooms to private rooms; 2) the construction of 6 new semi-private resident rooms; 3) construction of new physical therapy rehabilitation facilities; 4) construction of new administrative offices and staff spaces; 5) conversion of old administrative office space to 4 new private rooms, new common living areas for residents, and new administrative spaces; 6) addition of a generator for back-up power for the new space as required by regulation; 7) new delivery space and trash enclosure, redesigned with the new addition; 8) expansion of the surface parking lot to replace parking spaces lost to the new addition, to bring parking up to current code required spaces, add new bicycle parking, and to manage existing parking demand; 9) a temporary construction access; and 10) an updated monument entrance sign consistent with the stone façade design details of the building.

The proposed addition is located in the rear of the building and matches the roof lines and building height of the existing building. The addition is two stories with a basement and includes a new landscaped green space. The existing board on board screen fence line located on the east side of the Property is to be retained and re-built around the addition.

Construction materials and colors will be consistent with the existing building for a seamless look. Truck loading, trash, and emergency generators will be screened from adjoining homes. Existing tree buffer between the addition and the closest neighborhood will be minimally impacted as the addition is located in the area of existing asphalt and sheds. The proposed parking area on the west of the site is located so it adjoins additional land owned by the property owner and the I-270 right- of- way beyond. Upon completion, the parking lot will provide 124 parking spaces to meet the code parking requirement of 124 spaces.









Potomac Valley Nursing



Supin 1235 Potomac Valley Road

Printed: Oct 07, 2011

This map is to be used for reference purposes only. The City of Rockville does not guarantee the accuracy or currency of this map or data.



Comprehensive Transportation Review SCOPING INTAKE FORM

Project Name:						
	Potomac Valley Nur	sing and Wellness	Center			
Permit No. (if available):						
Subject Property Address:	1235 Potomac Valle	y Road, Rockville, I	MD 2085	0		
Contact Person:	Leah Bowden					
Contact Phone Number:	301-762-0700 ext 1	12				
Contact Email Address:	LBowden@potomac	valley.com				
Proposed Land Use Density:	Use			Units	Square Footage/ Dwelling Units	
	Nursing Home			175 beds (6	existing, no proposed increase)	
Trip Generation		Peak Ho				
	Peak Period	IN	OU	T	TOTAL	
	AM	0		0	0	
	PM	0		0	0	
Proposed Study	SAT This is an existing us	e. Therefore, no in	tersectio	ns are propo	osed to be studied, since there will	
Area (Boundaries and Intersections)	be NO increase in tra	affic volumes on site	9;			
Proposed Access Points:	Access is currently p	rovided vìa Potoma	c Valley	Road,		
Projected Horizon (Build Out) Date:	2012 - 2013					
Statement of Operations	and 5:00 PM. The a	re and will remain 1 iinistrative space ar	75 beds id conve	and 80 staff rt double occ	Staff are mainly between 7:00 AN (total all shifts). The applicant cupant rooms to single occupant	

Carl Starkey

From:

PCampanides@rockvillemd.gov

Sent:

Friday, September 16, 2011 11:45 AM

To:

Carl Starkey

Cc:

David Nelson; RTorma@rockvillemd.gov

Subject:

Re: FW: Potomac Valley Nursing and Wellness Center

Hello Carl,

Rebecca and I discussed the above subject development. We agree with the contents of the Scoping Intake Form. As per the March 21, 2011 CTR, please submit a transportation statement that discusses on site access and circulation. No traffic analysis is needed. If you have any questions, or concerns, please feel free to contact Rebecca or myself.

Thank you,

Peter

Peter Campanides, P.E. Civil Engineer II Traffic and Transportation Division Department of Public Works City of Rockville 111 Maryland Ave; Rockville, MD 20850-2364

pcampanides@rockvillemd.gov

www.rockvillemd.gov

Phone: 240-314-8506; Fax: 240-314-8524

From:

Carl Starkey <cstarkey@streettrafficstudies.com>

To:

"PCampanides@rockvillemd.gov" <PCampanides@rockvillemd.gov>, "RTorma@rockvillemd.gov" <RTorma@rockvillemd.gov>

Cc:

David Nelson <dnelson@streettrafficstudies.com>

09/13/2011 08:49 AM

Subject: FW: Potomac Valley Nursing and Wellness Center

Oops

Carl F. Starkey, P.E., PTOE Street Traffic Studies, Ltd. 400 Crain Highway, NW Glen Burnie, MD 21061 410-590-5500 v 410-590-6637 f 410-591-2160 c

From: Carl Starkey

Sent: Tuesday, September 13, 2011 8:43 AM

To: PCampanides@rockvillemd.gov; RTorma@rockvillemd.gov

Cc: David Nelson

Subject: Potomac Valley Nursing and Wellness Center

Starkey, Carl

From:

Carl Starkey [cstarkey@streettrafficstudies.com]

Sent: Tue 9/13/2011 8:43 AM

To: Cc:

Subject:

FW:

Starkey, Carl

Attachments:

Carl F. Starkey, P.E., PTOE

Street Traffic Studies, Ltd.

400 Crain Highway, NW

Glen Burnie, MD 21061

410-590-5500 v

410-590-6637 f

410-591-2160 c

From: Carl Starkey

Sent: Monday, August 08, 2011 9:03 AM

To: David Nelson **Subject:** Fw:

From: PCampanides@rockvillemd.gov < PCampanides@rockvillemd.gov >

To: Carl Starkey

Cc: RTorma@rockvillemd.gov <RTorma@rockvillemd.gov>

Sent: Mon Aug 08 05:31:28 2011

Subject: Re:

Carl,

I recommend providing a scoping intake form just to confirm what the trip generation will be. If it is less than 30 trips, all would be needed is a short transportation summary of the improvements and traffic related impacts in the site.

Peter

Peter Campanides, P.E.
Civil Engineer II
Traffic and Transportation Division
Department of Public Works
City of Rockville
111 Maryland Ave; Rockville, MD 20850-2364
pcampanides@rockvillemd.gov
www.rockvillemd.gov

Phone: 240-314-8506; Fax: 240-314-8524

From:

Carl Starkey <cstarkey@streettrafficstudies.com>

To:

"PCampanides@rockvillemd.gov" <PCampanides@rockvillemd.gov>

Date:

08/05/2011 10:52 AM

Subject

Peter,

STS LTD has been asked to prepare a proposal for a planned upgrade of a Nursing Home. The will not be an increase in the number of beds, nor staff. However, the upgrade includes an increase in the number of parking spaces. This will not require a full CTR, correct?

Carl F. Starkey, P.E., PTOE Street Traffic Studies, Ltd. 400 Crain Highway, NW Glen Burnie, MD 21061 410-590-5500 v 410-590-6637 f 410-591-2160 c A LOS CITY OF POCKVILLE

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City of Rockville Department of Recreation and Parks/F	orestry Division		
14625 Rothgeb Drive, Rockville, Maryland Phone: 240-314-8700 • Fax: 240-314-87		.gov	Mark Cold Cold Mark Cold Cold Cold Mark Cold Cold Cold Cold Cold Cold Cold Cold
Type of Application:		TO STATE OF THE PARTY OF THE PA	ACTION OF THE PARTY OF THE PART
☐ Single Family Residential			
	Please Print Clearly or	Туре	
Property Address information 1235 Potom	ac Valley Road Rockville, MD 208	50	
Subdivision 0201	Lot (s) 3	Block	k
Zoning Tax	Account (s) 00157195	1	
Plat Book Plat No	Liber 16347	Folio 00234	Parcel 0000
Size of Property 4.5 AC.	Limits of Disturbance	AC	
Applicant Information: Please supply Name, Address, Phone, Fax I Applicant Potomac Valley Nursing Facilities Property Owner Potomac Valley Nursing Facilities 1235 Potomac Valley Road	Rockville, MD 2085		(301) 762-0700
Qualified Preparer Ecotone, Inc. P.O. Box 5, 1204 Baldwin	Contact: Brian Bartell Mill RD, Jarrettsville, MD 21084		(410) 692-7500 bbartell@ecotoneinc.com
Project Name POTOMAC VALLEY NURSING Project Description Renovation of existing STAFF USE ONLY Application Acceptance: FTP # CPDS Project # Date Accepted	assisted living facility Date	wed by	
Date Accepted	Total		

Instructions for Completing NRI/FSD Applications

- 1. The NRI/FSD must be approved prior to the submission of the following plans: Special Exception Plans (SPX), Site Plans (STP), Site Plan Amendments (STP) Project Plans (PJT) or Project Plan Amendments (PJT).
- 2. For single family dwellings:
 - a. The NRI/FSD may be submitted as a combined plan with the Forest Conservation Plan/Tree Save Plan. A completed application for both an NRI/FSD and FCP must accompany these submissions along with the appropriate NRI/FSD and FCP review fee.
 - b. An ISA certified arborist may prepare NRI/FSD and FCP/Tree Save Plans.
- 3. Please refer to the Checklist for NRI/FSD Plans, which outlines the specific requirements, and submit the checklist with the completed NRI/FSD application.

Common Mistakes on NRI/FSD submissions:

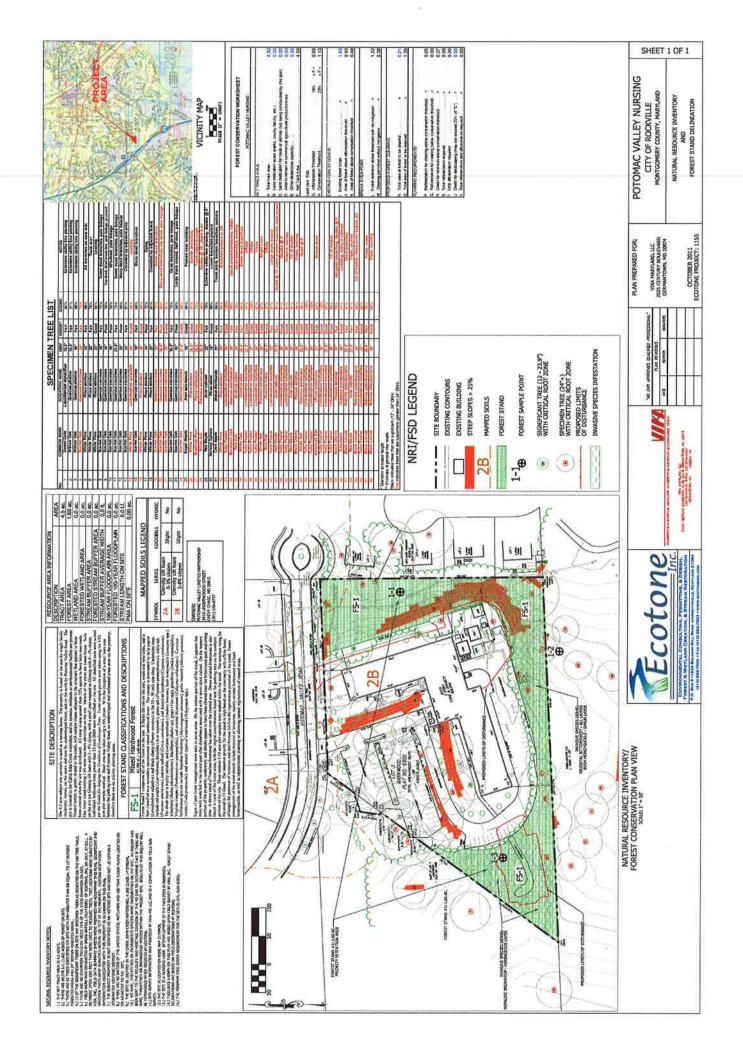
- · Incomplete application including missing information such as e-mail addresses
- Incorrect afforestation and conservation thresholds
- · Incorrect species identification
- · Failure to graphically show critical root zones or correct CRZs
- · Failure to include off site trees and structures
- · Trees incorrectly located on the plan
- Incorrect buffers

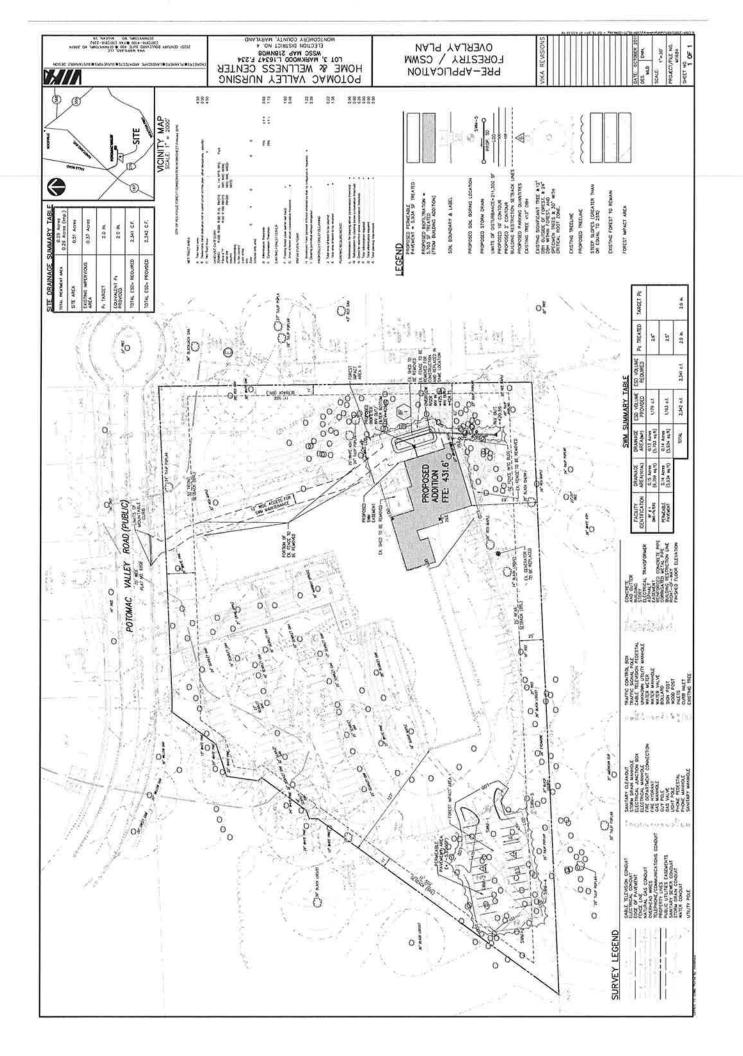
NRI/FSD

- Plans not signed and stamped
- No statement addressing RTE species, cultural and/or historic resources

	Previous Approvals: (if any)	
Application Number	Date	
tter of authorization from the ow	ner must be submitted if this application	s filed by anyone other than the
tter of authorization from the ow eby certify that I have the authority and understand all procedures for	to make this application, that the application	s filed by anyone other than the is complete and correct and that I h
eby certify that I have the authority	to make this application, that the application	s filed by anyone other than the is complete and correct and that I h

Page 2 4/11





	MONTGOME	ERY COUN	NTY FOR	EST PLO	TSAMPL	.E		
	Property Name:	Potomac V						
5	Prepared by: Brian Bartell, Troy Harward							
Ž.	Stand #:	1						
9	Plot: 1							
PROPERTY	Date:	7/26/2011						
				Trees Per				
	Species	2 -5.9"	6-9.9"	10-17.9"	18-24"	24-30"+	Total	
	Tulip Poplar		1		1			
40	Red Maple		1					
ŭ	Boxelder			1				
៊ូ	Black Cherry		1	1				
7	Green Ash	1						
U)	Redbud	3	1					
TREE SPECIES	Hornbeam	1						
Ë	Eastern Hemlock	2						
	Holly	3						
	Black Gum	1						
	Totals:	11	4	2	1	0	18	
HERBACEOUS AND SHRUB LAYER LAYERS	Spice Bush, Burning Bush Moderatley dense, Stiltgra	ıss, Garlic M		d Strawberry	, Violets, P	achysandra.		
	Basal Area:	60						
2		0						
OTHER	Comments:							
			Sa	mple Point				
141								
ਲ ਜ		70%						
TURE	% Herbaceous Cover	80%			-			
UCTURE SIS	% Herbaceous Cover % Downed Woody Debri	80% 10%						
reucture .ysis	% Herbaceous Cover % Downed Woody Debri	80%						
STRUCTURE ALYSIS	% Herbaceous Cover % Downed Woody Debri % Invasive Cover	80% 10%						
ST STRUCTURE ANALYSIS	% Herbaceous Cover % Downed Woody Debri % Invasive Cover # Shrub Species	80% 10% 15% 2						
FOREST STRUCTURE ANALYSIS	% Herbaceous Cover % Downed Woody Debri % Invasive Cover	80% 10% 15% 2						

	MONTGOME	RY COUN	TY FORE	ST PLOT	SAMPLE		
PROPERTY	Property Name:		alley Nursin				
	Prepared by:		II, Troy Han	ward			
Ö	Stand #: 1						
4 d	Plot:	2					
	Date:	7/26/2011					
				Trees Per			
	Species	2 -5.9"	6-9.9"	10-17.9"	18-24"	24-30"+	Total
	Black Cherry	1	1	1		1	
S	Tulip Poplar				2		1
9	White Ash			1			
l m	Mockernut	1					
SP	Boxelder			1			,
삒	White Mulberry			1			1
TREE SPECIES	Sassafrass	1					
-							(
							C
	Totals:	3	1	4	2	1	11
HERBACEOUS UNDERSTORY AND SHRUB LAYER LAYERS	Understory: Poorly developed Oriental Bittersweet. Some Sp	icebush and	Virginia Cre	eper		loneysuckie,	Grape,
	Basal Area:	80					
D'		2					
OTHER	<u>Comments:</u>						
111			Sa	imple Point			
꼭		80%					
E _ I		50%					
ON SIS		5%					
ST STRUC ANALYSIS		20%					
S A		1					
AN		13					
	Comments:						

	MONTGOME	RY COUN	TY FORE	ST PLOT	SAMPLE		
≥	Property Name:	Potomac V	alley Nursin	a			
PROPERTY	Prepared by:		II, Troy Han				
9	Stand #: 1						
20	Plot: 3						
<u>a</u>	Date:	7/26/2011					
	Date.	1120/2011	19 - 102-2				
	Species	2 -5.9"	Number of 6-9.9"	Trees Per 10-17.9"	Size Class 18-24"	24-30"+	Total
	Black Locust	2 - 5.9	1	10-17.5	10-24	24-30 1	Total
	Black Cherry		2	1			
S	American Plum	1					
픙	Boxelder	ļ	1				
H H	Flowering Dogwood	 					
S				4			
TREE SPECIES	Tulip Poplar Eastern Red-Cedar	1		1			
X.	Eastern Red-Cedar	1					
	Totals	: 4	4	3	0	0	1
UNDERSTORY AND SHRUB LAYERS	Understory: None. Shrub La Cherry.	i yer: Open m	ost areas, D	Dense others	s. Wineberr	y, Black Ben	y, Black
HERBACEOUS LAYER	Dense. Stiltgrass						
	Basal Area:	70					
	# Dead Trees:	0					
OTHER	Comments:						
			Sa	ample Poin	k L		
FOREST STRUCTURE ANALYSIS	% Canopy Coverage	50%					
5	% Herbaceous Cover	100%					
<u>ව න</u>	% Downed Woody Debris	2%					
ST STRUC ANALYSIS	% Invasive Cover	20%					
ST	# Shrub Species	0					
ΗŽ	Forest Structure Value:	9					
ES		13					
<u>~</u>	Comments: Portions appear to have been						

	Property Name:	Potomac Valley Nursing			
PROPERTY	Prepared By:	Brian Bartell, Troy Harward			
PROP	Date:	7/26/2011			
_		STAND NUMBER:			
T	Stand Variable				
STAND FIELD DATA	Forest Association	Mixed Hardwood			
	Avg. Size Class of Dominant Trees	18 - 30"			
Ш	Avg. Number of Trees Per Acre	134			
II.	Avg. Number of Tree Species Per Acre	8			
9	Basal Area/Acre	70			
STA	Avg. Number Dead Trees Per Acre	7			
0,	Forest Structure Value	13			
	Common Understory Species:	Spicebush			
		Bush Honeysuckle			
	Comments:				

		SPECI	MEN	IKEE	LIST	
No.	COMMON NAME	SCIENTIFIC NAME	DBH*	VIGOR"	SCORE	NOTES
1	Sweet Gum	Liquidambar styracitlua	19.5"	Fair	84%	Extensive utility line prunning
2	Willow Oak	Quercus phellos	19.5"	Fair	91%	Extensive utility line prunning
3	Willow Oak	Quercus phellos	16"	Fair	88%	Extensive utility line prunning
4	Scarlet Oak	Quercus coccinea	24"	Fair	75%	
5	White Pine	Pinus strobus	13"	Fair	88%	All branches on east side
6	White Pine	Pinus strobus	20"	Fair	78%	Trunk scar
7	White Pine	Pinus strobus	22**	Good	94%	Leaning
8	Scarlet Oak	Quercus coccinea	16"	Fair	75%	Some Dead Branches, Pale foliage
9	Scarlet Oak	Quercus coccinea	15"	Poor	59%	Top dead, Dead branches, pale follage, prunne
10	Scarlet Oak	Quercus coccinea	16"	Poor	50%	50% dead, Pale foliage
11	Scarlet Oak	Quercus coccinea	22.5"	Fair	75%	Some Dead Branches, Pale follage
12	Scarlet Oak	Quercus coccinea	22"	Poor	69%	Many dead branches, Pale foliage
13	Scarlet Oak	Querous coccinea	22"	Fair	91%	Crowded by adjacent pine
14	White Pine Scarlet Oak	Liriodendron tulipifera	24"	Good	94%	Leaning
15		Quercus coccinea	18"	Fair	89%	Many dead branches
16	White Pine White Pine	Pinus strobus	29"	Good	84%	
18	White Pine	Pinus strobus Pinus strobus	13"	Poor	72%	Dying
19	Scarlet Oak	Quercus coccinea	21"	Fair	91%	Crowded by adjacent forest
20	Scarlet Oak	Quercus coccinea	25"	Fair	72%	Some dead branches
21	Scarlet Oak	Quercus coccinea	25"	Poor Good	69%	Many dead branches, top dead, pale foliage
22	Scarlet Oak	Quercus coccinea	16.5"	Fair	91%	Devil bereit and the second
23	Scarlet Oak	Quercus coccinva	15"	Poor	75% 59%	Dead branches, pale foliage
24	Scarlet Oak	Quercus coccinea	27.5"	Good	88%	Large trunk wound, half dead, pale foliage
25	Sugar Maple	Acer saccharum	18"	Good	84%	Prunned near building
26	White Pine	Pinus strobus	26.5"	Good	91%	
27	Bradford Pear	Pyrus calleryana	26.5"	Poor	75%	Sparse branching Trunk rotted through
28	White Ash	Fraxinus americana	35.5"	Good	94%	Double @ 15', slight lean
29	Red Maple	Acer rubrum	22"	Fair	75%	Extensive utility line prunning, double @ 6'
30	Norway Spruce	Picea ables	18"	Good	88%	Lower branches prunned
31	Crab Apple	Malus floribunda	21"	Fair	69%	Trunk scars, broken branches, suckers
32	White Pine	Pinus strabus	28"	Fair	84%	Branches prunned to 20'
33	Tulip Poplar	Liriodendron tulipitera	24"	Good	100%	
34	Blackjack Oak	Quercus marilandica	38"	Fair	88%	Dead/ prunned branches, offsite
35	Red Oak	Quercus rubra	28"	Fair	78%	Dead branches, leaning
36	White Oak	Quercus alba	35.5"	Fair	88%	Some dead branches
37	Tulip Poplar	Liriodendron tulipilera	27.5"	Good	97%	Offsite
38	Tulip Poplar	Liriodandron tulipifera	27"	Good	100%	Offsite
39	Tulip Poplar	Liriodendron tulipifera	24"	Good	97%	Vines
40	White Ash	Fraxinus americana	25"	Good	97%	Slight Lean
41 42	Red Oak Tulip Poplar	Quercus rubra	42.5"	Good	97%	Offsite
43		Liriodendron tulipifera	33"	Fair	91%	Large trunk wound
44	Red Maple Tulip Poplar	Acer rubrum	31.5"	Fair	81%	Double @ 15', some prunned branches, trunk wou
45	Tulip Poplar	Liriodendron tulipifera	49"	Good	97%	Double @ 6'
46	Red Maple	Liriodendron tulipifera	24"	Good	97%	Vines in canopy
47	Black Cherry	Acer rubrum Prunus serotina	26"	Good	91%	1/2 of double
48	White Ash	Fraxinus americana	26"	Good	94%	Vines, leaning
49	Tulip Poplar	Liriodendron tulipifera	25.5"	Good	94%	Quad @ 8.
50	Tulip Poplar	Liriodendron tulipitara	28"	Good	100%	
51	American Elm	Ulmus americana	31"	Poor	100%	Name of the last
52	Tulip Poplar	Liriodendron tulipifera	30"		63%	Almost dead
53	Tulip Poplar	Liriodendron tulipifera	27.5"	Good	100%	
54	Tulip Poplar	Liriodendron (ulipitera	25"	Good	97%	4/9 27 37 17
55	Black Cherry	Prunus serolina	31"	Fair	94%	1/2 of double
56	Sycamore	Platanus occidentalis	28"	Good	78%	Irregular branching, double @ 8'
57	Black Locust	Robinia pseudoacacia	25.5"	Fair	91%	Leaning, vines in canopy
8	Red Maple	Ager rubrum	27.5"	Fair	81%	Dead branches Triple, prunned
59	Black Locust	Robinia pseudoacacia	24"	Fair	94%	1/2 of double, vines cover bottom 2/3
0 1	Tulip Poplar	Liriodendron tulipifera	32"	Good	94%	172 of Goodie, villes cover bottom 2/3

61	Black Locust	Robinia pseudoacacia	35,5™	Falr	78%	Triple, vines
62	Black Locust	Robinia pseudoacacia	39"	Good	88%	Triple, leaning
63	Deodor Cedar	Cedrus deodara	15"	Good	100%	Dead limbs
64 85	Flowering Dogwood Sugar Maple	Gornus florida Acer saccharum	4"	Fair	75%	2
			8,5"	Good	91%	Some pruning
66	Sugar Maple	Acer saccharum	9"	Good	91%	Broken limbs; some pruning
67	Eastern White Cedar	Thuja occidentalis	8.5"	Good	91%	Slight lean
68	Yoshino Cherry	Prunus x yedoensis	6"	Good	94%	Double @ 4'
69	Colorado Spruce	Picea pungens	7"	Good	97%	Christmas lights
70	Black Locust	Robinia pseudoacacia	11"	Good	94%	
71	Black Cherry	Prunus serotina	9"	Good	100%	
72	Black Charry	Prunus serotina	14"	Good	100%	
73	White Mulberry	Morus alba	6**	Good	81%	
74 75	Black Locust	Robinia pseudoacacia	22"	Good	97%	
	Red Maple	Acer rubrum	6"	Good	100%	
76	Black Cherry	Prunus serotina	9"	Good	94%	
77	White Mulberry	Morus alba	7"	Fair	75%	Leaning, vines in canopy
78	Red Maple	Acer rubrum	8"	Good	100%	
79	Tulip Poplar	Lirlodendron tulipifera	15"	Good	100%	
80	Tulip Poplar	Liriodendron tulipifera	7"	Good	100%	
81	Black Locust	Robinia pseudoacacia	8"	Good	100%	
82	Box Elder	Acer negundo	6"	Good	100%	
83	White Mulberry	Morus alba	16"	Fair	81%	Leaning, vines in canopy
84	White Mulberry	Morus alba	18"	Fair	81%	Leaning, vines in canopy
85	American Elm	Almus americana	13"	Good	100%	
86	Black Locust	Robinia pseudoacacia	8"	Good	81%	
87	Green Ash	Fraxinus pennsylvanica	28"	Good	81%	
88	Slack Locust	Robinia pseudoacacia	16"	Good	100%	
89	Red Maple	Acar rubrum	12*	Good	97%	
90	Tuilp Poplar	Liriodendron tulipifera	20"	Good	88%	
91	White Mulberry	Morus alba	9"	Good	100%	
92	Black Locust	Robinia pseudoacacia	16"	Good	84%	
93	Black Locust	Robinia pseudoacacia	9"	Good	84%	
94	Black Locust	Robinia pseudoacaçla	18"	Good	100%	
95	Black Cherry	Prunus serotina	8"	Good	94%	
96	Dead	Dead	22"	Poor	44%	Tourist entired the court
97	Norway Maple	Acer platanoides	9"	Good	100%	Trunk rotted through
98	Black Locust	Robinia pseudoacacia	15"	Good	91%	
99	Black Locust	Robinia pseudoacacia	18"	Good	94%	
100	Black Locust	Robinia pseudoacacla	18"	Good	100%	
101	Black Cherry	Prunus serotina	14"	Good	94%	
102	Black Locust	Robinia pseudoacacia	17"	Poor	50%	Development of the
103	Norway Maple	Acer platanoides	9"	Good		Dead branches, pale foliage
104	Black Locust	Robinia pseudoacacia	13"		100%	
105	Black Locust	Robinia pseudoacacia	11"	Good	38%	
106	American Elm	Almus americana	12"	Poor	44%	Dead branches, pale foliage
107	Black Locust	Robinia pseudoncacia		Good	100%	
108	Black Locust	Robinia pseudoacacia	8"	Good	44%	
109	Black Locust	Robinia pseudoacacia	9"	Good	100%	
110	Black Locust	Robinia pseudoacacia	8"	Good	100%	
111	Black Cherry	Prunus serotina	10"	Good	100%	
112	Common Persimmon	Diospyros virginiana	7"	Good	100%	
113	Box Elder	Acer negundo		Good	100%	
14	Black Locust		8"	Good	100%	
15	Black Locust	Robinia pseudoacacia	6"	Good	100%	
116	Black Locust	Robinia psoudoacacia	25"	Good	100%	
177	Black Locust	Robinia pseudoacacia	12"	Good	88%	
118	Black Locust	Robinia pseudoacacia Robinia pseudoacacia	9"	Good	88%	
119	Black Locust	Robinia pseudoscacia	9"	Good	88%	
20	Black Locust	Robinia pseudoacacia	9"	Good	94%	
	THE PARTY OF THE P	Nobilia pseudoacaciii	9"	Good	97%	

121	Eastern Red Cedar	Juniperus virginiana	9"	Good	100%	
122	Black Locust	Robinia pseudoacacia	13"	Good	100%	
123	Black Cherry	Prunus serotina	12"	Good	100%	
124	Black Locust	Robinia pseudoacacia	22"	Good	97%	
125	Tulip Poplar	Liriodendron tulipifera	18"	Good	100%	
126	Black Locust	Robinia psaudoacacia	11"	Good	100%	
127	Black Locust	Robinia pseudoacacia	9"	Good	100%	
128	Tulip Poptar	Lirlodendron tulipifera	11"	Good	100%	
129	Black Locust	Robinia pseudoacacia	12"	Good	100%	
130	Black Locust	Robinia pseudoacacia	14"	Good	100%	
131	Black Locust	Robinia pseudoacacia	12"	Good	100%	
132	Red Maple	Acer rubrum	8"	Good	100%	
133	Black Locust	Robinia pseudoacacia	97	Good	97%	
134	Black Locust	Robinia pseudoacacia	8"	Good	97%	
135	Eastern Red Cedar	Juniperus virginiena	10"	Poor	63%	B-II
136	American Elm	Almus americana	21"	Good	100%	Dead branches, pale foliag
137	Red Maple	Acer rubrum	8"	Good	100%	
138	White Pine	Pinus strobus	8"	Poor	88%	Don't beauty and 5 to
139	Dead	Doad	8**	Poor	75%	Dead branches, pale folias
140	Green Ash	Fraxinus pennsylvanica	14"	Good	88%	Trunk rotted through
141	Eastern Red Cedar	Juniperus virginlana	6"	Good	88%	
142	Green Ash	Fraxinus pennsylvanica	8"	Good	88%	
143	Eastern Red Cedar	Juniperus virginiana	7"	Fair	66%	
144	Eastern Red Cedar	Juniperus virginiana	6"	Fair	66%	Leaning, vines in canopy
145	American Elm	Almus americana	12"	Poor	50%	Leaning, vines in canopy
146	Eastern Red Cedar	Juniperus virginiana	8"	Poor	50%	Dead branches, pale foliag
147	American Elm	Almus americana	7"	Good	63%	Dead branches, pale foliag
148	Red Maple	Acer rubrum	11"	Good	100%	
149	Black Gum	Nyssa sylvatica	11"	Good	66%	
150	Eastern Red Cedar	Juniperus virginiana	8"	Poor	63%	Dead branches, pale follage
151	Eastern Red Cedar	Juniperus virginiana	6"	Poor	63%	Cond branches, pale foliage
152	Green Ash	Fraxinus pennsylvanica	20"	Good	100%	Dead branches, pale foliage
153	Green Ash	Fraxinus pennsylvanica	20"	Good	100%	
154	Green Ash	Fraxinus pennsylvanica	19"	Good	100%	
155	Black Locust	Robinia pseudoacacia	16"	Good	63%	
156	White Mulberry	Morus alba	14"	Good	100%	
157	Black Locust	Robinia pseudoacacia	10"	Good	81%	
158	Green Ash	Fraxinus pennsylvanica	10"	Good	100%	
159	White Mulbarry	Morus alba	10"	Good	100%	
160	Black Cherry	Prunus serotina	16"	Good	100%	

No apparent problems4

SCORING SYSTEM

THE CONDITION OF	Mi	nor p	roblen	18	****11+*6	*******	*******	14124 <i>464</i> 111	Ε	
LANDSCAPE TREES	Ma	jor p	roblen	ls	f1 (284 (++	#457T#4#6	×1178×141+	4881455454	2	
(Refer to Chapter 4 of the Guide for Plant Appraisal)		ireme	probl	ems	*******	1	3459421414	***********	1	
Note: A separate hazard tree evaluation may be required for trees in poor condition	n.			1	REE	NU	MBE	R		
Factors Roots (a root collar inspection may be warranted) Root anchorage Collar/flare soundness Mechanical injury Girdling/kinked roots Compaction/waterlogged roots Toxic gases/chemical symptoms Presence of insects or disease Mushrooms (may need to interview owner)	Comment) 2	2 3	1 4	5	5 6	3	7 8		10
Points for structure	3	- 4	4	13	3	3 3	, 4	- 3	3	3
Points for health	12	A	- 4	. 3	3	3/3	7/2	1/2	1 2	, 12
Trunk (Core sampling or climbing may be warranted) Sound bark and wood Cavities Mechanical or fire injury Cracks (frost or other) Swollen or sunken areas Presence of insects or disease Conks										
Points for structure	4	4	14	4	4	4	4	11	13	17
Points for health	1	4	R	4	12	1	12	0	17	-
Scaffold branches (Climbing may be warranted) Strong attachments Smaller diameter than trunk where attached Vertical branch distribution Free of included bark Free of decay and cavities Well pruned Well proportioned/proper taper Wound closure Deadwood or fire injury Insects or disease										
Points for structure	播	2	2	13	1	3	3	1	17	7
Points for health	th	0	2	15	1	5	1	1	13	1-
Small branches and twigs Vigor of current shoots (compare previous growth) Well distributed through canopy Appearance of buds (color, shape, size for the species) Presence of insects or disease Presence of weak or dead twigs	Re	7	1	1.5	14	2	14	15	12	re promision
Points for health	2	1	加	0	1	1	4	0	1	-
Foliage and/or buds Size of foliage/buds Coloration of foliage Nutrient status Herbicide, chemical, pollution injury Wilted or dead leaves Dry buds Presence of insects or disease	~~		N/A	Lund				2	4	
Points for health	A	4	3	2	4	A	4	2	9	1
TOTAL POINTS	27	39	28	24	3.8	25	30	24	19	16
CONDITION % Divide total points awarded by total points possible (32) to arrive at percentage	34	91	88	75	88	78	94	75	59	50
town bonne austrage of energh bours bessiote (25) to stitle at beinguise		-			-		-		-	-

Major problems2 Extreme problems......1 (Refer to Chapter 4 of the Guide for Plant Appraisal) Note: A separate hazard tree evaluation may be required for trees in poor condition. TREE NUMBER Factors Roots (a root collar inspection may be warranted) Mechanical injury Girdling/kinked 100ts Compaction/waterlogged roots and an analysis of the compaction of Toxic gases/chemical symptoms ,..... Presence of insects or disease Mushrooms (may need to interview owner) Points for structure Points for health 3 Trunk (Core sampling or climbing may be warranted) Sound bark and wood Cavities Mechanical or fire injury Cracks (frost or other) Swollen or sunken areas Presence of insects or disease Conks Points for structure Points for health Scaffold branches (Climbing may be warranted) Vertical branch distribution.... Free of included bark Free of decay and cavities Well pruned Well proportioned/proper taper Wound closure Deadwood or fire injury Insects or disease, management and property of the control of the Points for structure Points for health 2 Small branches and twigs Vigor of current shoots (compare previous growth) Well distributed through canopy Appearance of buds (color, shape, size for the species) Presence of insects or disease Presence of weak or dead twigs Points for health Zn Foliage and/or buds Size of foliage/buds Coloration of foliage Nutrient status Herbicide, chemical, pollution injury Wilted or dead leaves Presence of insects or disease..... Points for health TOTAL POINTS

CONDITION %

SCORING SYSTEM

No apparent problems ,.....4

Minor problems3

Divide total points awarded by total points possible (32) to arrive at percentage

(Refer to Chapter 4 of the Guide for Plant Appraisal) Note: A separate hazard tree evaluation may be required for trees in poor condition.

SCORING SYSTEM

No apparent problems	1
Minor problems	
Major problems	7
Extreme problems]

TREE NUMBER

TO 4		-	_	11		MON	REH			
Factors Roots (a root collar inspection may be warranted) Root anchorage Collar/flare soundness Mechanical injury		22	2	24	25	2	62	1 28	29	30
Girdling/kinked roots Compaction/waterlogged roots Toxic gases/chemical symptoms Presence of insects or disease Mushrooms (may need to interview owner)										
Points for structure	3	3	3	4	4	4	4	1	3	1
Points for health	3	3	2	2	1	2	1	12	0	7
Trunk (Core sampling or climbing may be warranted) Sound bark and wood Cavities Mechanical or fire injury Cracks (frost or other) Swollen or sunken areas Presence of insects or disease Conks			7						7	7
Points for structure	4	3	3	4	3	4	1	3	2	3
Points for health	di	1	2	1	2	7	1	4	2	7
Scaffold branches (Climbing may be warranted) Strong attachments Smaller diameter than trunk where attached Vertical branch distribution Free of included bark Free of decay and cavities Well pruned Well proportioned/proper taper Wound closure Deadwood or fire injury Insects or disease	3	4	Civ.	4		2		T		2
. Points for structure	4	4	3	3	4	3	3	4	2	3
Points for health Small branches and twigs Vigor of current shoots (compare previous growth) Well distributed through canopy	4	3	2	4	3	4	4	4	3	3
Appearance of buds (color, shape, size for the species) Presence of insects or disease Presence of weak or dead twigs										1
Points for health	4	2	2	3	4	4	3	4	4	车
Size of foliage/buds Coloration of foliage Nutrient status Herbicide, chemical, pollution injury Wilted or dead leaves Dry buds Presence of insects or disease										
Points for health	4	2	1	3.	3	A	4	4	4	4
TOTAL POINTS	29)4	19	28	11:	29	24	30 2	4	156
CONDITION % Divide total points awarded by total points possible (32) to arrive at percentage	91	75	59 4	88	64	11	75	74	75 8	18

Factors Roots (a root collar inspection may be warranted) Root anchorage Collar/flare soundness Mechanical injury Girdling/kinked roots Compaction/waterlogged roots Toxic gases/chemical symptoms Presence of insects or disease Mushrooms (may need to interview owner)
Points for structure
Points for health
Trunk (Core sampling or climbing may be warranted) Sound bark and wood Cavities Mechanical or fire injury Cracks (frost or other) Swollen or sunken areas Presence of insects or disease Conks Points for structure
Points for health
Scaffold branches (Climbing may be warranted) Strong attachments Smaller diameter than trunk where attached Vertical branch distribution Free of included bark Free of decay and cavities Well pruned Well proportioned/proper taper Wound closure Deadwood or fire injury Insects or disease
Points for structure
Points for health
Small branches and twigs Vigor of current shoots (compare previous growth) Well distributed through canopy Appearance of buds (color, shape, size for the species) Presence of insects or disease Presence of weak or dead twigs
Points for health
Foliage and/or buds Size of foliage/buds Coloration of foliage Nutdent status Herbicide, chemical, pollution injury Wilted or dead leaves Dry buds Presence of insects or disease
Points for health
TOTAL POINTS
CONDITION %

SCORING SYSTEM

No apparent problems	4
Minor problems	577
Major problems	2
Extreme problems	Brood

(Refer to Chapter 4 of the Guide for Plant Appraisal) Note: A separate hazord tree evaluation may be required for trees in poor condition.

TORE ANIMADED

Note: A separate hazard tree evaluation may be required for trees in poor condition.	TREE NUMBER									
Factors	1-	-2-	3	4	-5	6	-7-	8	9	10
Roots (a root collar inspection may be warranted) Root anchorage Collar/flare soundness Mechanical injury Girdling/kinked roots Compaction/waterlogged roots Toxic gases/chemical symptoms Presence of insects or disease Mushrooms (may need to interview owner)	31	32	33	34	35	36	37	38	39	40
Points for structure	4	4	4.	4	4	4	4	4	4	4
Points for health	3	3	4	4	3	3	4	4	4	1
Trunk (Core sampling or climbing may be warranted) Sound bark and wood Cavities Mechanical or fire injury Cracks (frost or other) Swollen or sunken areas Presence of insects or disease Conks				3					•	1
Points for structure	3	4	4	趣	3	4	4	4	4	3
Points for health	ユ	3	4	4	3	3	4	a	4	1
Scaffold branches (Climbing may be warranted) Strong attachments Smaller diameter than trunk where attached Vertical branch distribution Free of included bark Free of decay and cavities Well pruned Well proportioned/proper taper Wound closure Deadwood or fire injury Insects or disease										
Points for structure	2	2	4	4	3	3	3	4	4	4
Points for health Small branches and twigs Vigor of current shoots (compare previous growth) Well distributed through canopy Appearance of buds (cofor, shape, size for the species) Presence of insects or disease Presence of weak or dead twigs	2	3	4	3	3	3	4	4	3	4
Points for health	3	1	1.	7	7	1	1	1	1	4
Foliage and/or buds Size of foliage/buds Coloration of foliage Nutrient status Herbicide, chemical, pollution injury Wilted or dead leaves Dry buds Presence of insects or disease	2		T	2	1		7			
Points for health	3	4	4	3	3	4	4	4	4	A
TOTAL POINTS	20	רג	32	28	25	28	31	32	31	3
CONDITION % Divide total points awarded by total points possible (32) to arrive at percentage	151	84	100	38	ોજ	88	77	100	97	97

(Refer to Chapter 4 of the Guide for Plant Appraisal) Note: A separate hazard tree evaluation may be required for trees in poor condition.

Minor problems3 Major problems2 Extreme problems1 TREE NUMBER

	Factors Read (a read college inspection may be supergranted)
	Roots (a root collar inspection may be warranted) Root anchorage
	Points for structure
	Points for health
	Trunk (Core sampling or climbing may be warranted) Sound bark and wood Cavities Mechanical or fire injury Cracks (frost or other) Swollen or sunken areas Presence of insects or disease Conks
	Points for structure
	Points for health
_	Scaffold branches (Climbing may be warranted) Strong attachments Smaller diameter than trunk where attached Vertical branch distribution Free of included bark Free of decay and cavities Well pruned Well proportioned/proper taper Wound closure Deadwood or fire injury Insects or disease
	Points for structure
	Points for health
	Small branches and twigs Vigor of current shoots (compare previous growth) Well distributed through canopy Appearance of buds (color, shape, size for the species) Presence of insects or disease Presence of weak or dead twigs
	Points for health
	Foliage and/or buds Size of foliage/buds Coloration of foliage Nutrient status Herbicide, chemical, pollution injury Wilted or dead leaves Dry buds Presence of insects or disease
	Points for health

Divide total points awarded by total points possible (32) to arrive at percentage

TOTAL POINTS CONDITION %

SCORING SYSTEM

No apparent problems4

(Refer to Chapter 4 of the Guide for Plant Appraisal)

Note: A separate hazard tree evaluation may be required for trees in poor condition.

SCORING SYSTEM

No apparent problems	4
Minor problems	3
Major problems	2
Extreme problems	į

TREE NUMBER

1	2	3	7 5	5	_ 6 	-7	-8	9	1
5/	124		7 52	133	5750	5	7/28	5 52	7 6
12	44	4	4	3	4	4 3	4 3	4 4	4
-	4	4	3 4	3 4	33	43	32	1	3 4
3 2	4	34	34	23	4 4	3	3	44	3 4
2		4	4	4	4	3	4	3	4
4	A. A.	4	4 30 :	3	3	3	4	30	4 30

Roots (a root collar inspection may be warranted) Root anchorage Collar/flare soundness Mechanical injury Girdling/kinked roots Compaction/waterlogged roots Toxic gases/chemical symptoms Presence of insects or disease Mushrooms (may need to interview owner)
Points for structur
Points for healt
Trunk (Core sampling or climbing may be warranted) Sound bark and wood Cavities Mechanical or fire injury Cracks (frost or other) Swollen or sunken areas Presence of insects or disease Conks
Points for structure
Points for health
Scaffold branches (Climbing may be warranted) Strong attachments Smaller diameter than trunk where attached Vertical branch distribution Free of included bark Free of decay and cavities Well pruned Well proportioned/proper taper Wound clusure Deadwood or fire injury Insects or disease
. Points for structure
Points for health
Small branches and twigs Vigor of current shoots (compare previous growth) Well distributed through canopy Appearance of buds (color, shape, size for the species) Presence of insects or disease Presence of weak or dead twigs
Points for health
Foliage and/or buds Size of foliage/buds Coloration of foliage Nutrient status Herbicide, chemical, pollution Injury Wilted or dead leaves Dry buds Presence of insects or disease
Points for health

TOTAL POINTS

CONDITION %

Divide total points awarded by total points possible (32) to arrive at percentage

	Mir Ma	appar tor pro for pro reme p	oblem oblem	oblen s s	15	********	:4424 81649 :688 L84479	************		} }	
ı	4	2	-3	T	REE	NUA	BE	7	L E		3
	43	4.4									
	3	3									
	3	34									
	4	4									
	3	3									

(Refer to Chapter 4 of the Guide for Plant Appraisal)
Note: A separate hazard tree evaluation may be required for trees in poor condition

Roots (a root collar inspection may be warranted) Root anchorage..... Collar/flare soundness Mechanical injury Girdling/kinked roots Compaction/waterlogged roots Mushrooms (may need to interview owner) Points for structure Points for health Trunk (Core sampling or climbing may be warranted) Sound bark and wood Cavities Mechanical or fire injury Cracks (frost or other) Swollen or sunken greas Presence of insects or disease Conks Points for structure Points for health Scaffold branches (Climbing may be warranted) Vertical branch distribution..... Free of included bark Free of decay and cavities Well pruned Well proportioned/proper taper Wound closure Deadwood or fire injury Insects or disease Points for structure Points for health Small branches and twigs Vigor of current shoots (compare previous growth) Presence of insects or disease..... Presence of weak or dead twigs Points for health Foliage and/or buds Size of foliage/buds Coloration of foliage Nutrlent status..... Herbicide, chemical, pollution injury..... Wilted or dead leaves Dry buds Presence of insects or disease

Points for health

TOTAL POINTS

CONDITION %

Divide total points awarded by total points possible (32) to arrive at percentage



CITY OF ROCKVILLE
DEPARTMENT OF PUBLIC WORKS
(11 Maryland Avenue, Rockville, Maryland 2085b, (240) 314-8500
STORMWATER MANAGEMENT CONCEPT APPLICATION
(To be used for Pre-Amplication SWM Concepts and/or Development SWM Concepts)

	TEL MOMBING	HOME & WE.	LLNESS CENTE	R						
Legal Description of Property LOT	3, MARKWOOD L.	16347 F.234								
Address (davantable): 1235 Potomac Valley Road, Rockville, MD 20850										
Tax Account Number(s): 09-00157195 POTOMAC VALLEY LTD PTNSHP										
Applicant POTOMAC VALLEY IN	URSING FACIL	ITIES INC Co	ntact Person THOM	AS L. CALLAHAN						
Address: 1235 Potomac Va										
E-mail Address: tlcallahan1	@gmail.com	Tel	lephone No:							
Property Owner at different from above;										
Address: 7101 WISCONSIN		Section of the species of the section of the sectio	Sec. 24.							
E-mail Address:		Tel	elephone No:							
Engineering Firm: VIKA MARY	LAND, LLC	Col	Contact Person: Becky Uebele, P.E.							
Address: 20251 CENTURY B	LVD. SUITE	400, GERMAI	NTOWN, MD 20	874						
E-mail AddressUEBELE@VIKA	A.COM	fe!	ephone No: 301/9	016-4100						
Type of Plan submitted to CPDS: (Che PAM Plan for STP X , PJT, SF	ick sals one) PAM PI									
CPDS Case No. (if available):										
Entire Site Size (sq. feet) 196, 2			sq. feet) 22,4	100						
EN. Impervious Area (Ac.): On Site: I NOTE: AS DEPTINED BY 2010 CITY TO SECTION 19-50 (a) (1), THE SITE Impervious Area in the ROW (Ac.) (c) New Development [2] Redevelopment			en (AC.) (new plus igbla 8 for redevelopmen	rement): 14,588						
SWM Methods Proposed (Check all that apply)	Water Quality	Recharge	Channel Protection	Flood Control 10 year						
ESD Practices	X	X)	5	3						
Structural Practices	<u> </u>	Q	a	<u> </u>						
SWM Alternative	0	3	Э	ū						
SWM Alternative Description:				1						
		ement Concept F	hase							
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CPDS Case Type Case No. (If available) DAM PAM PAM PENDING	Forestry Case No. NRIVESD #FTP PENDI CPDS Case No. (or I Dev Case Type (if available)	CPDS Case No. Special Exception PENDIN Other Case No.	(if available) ption G						
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CPDS Case Type Case No. (If available) PAM PAM PENDING CPDS Case Type Case No. (If available) Project Plan	Forestry Case No. NRIVESD #FTP PENDI CPDS Case No. (or I Dev y Case Type (if available) ING Case Type	CPDS Case No. Special Exception PENDIN Other Case No.	(if available) ption G Case Type						

INSTRUCTIONS

- 1. A Stormwater Management (SWM) Concept approval is required with every phase of the Community Planning and Development Services (CPDS) planning process where a site plan is approved. There are two SWM Concept approvals: Pre-Application SWM Concept and Development SWM Concept.
- 2. A SWM Concept Fee must accompany each SWM Concept Application (both Pre-Application and Development).
- The Pre-Application SWM Concept must be submitted at the earliest stage of the development process. In general, the Pre-Application SWM Concept shall be submitted no later than the PAM Application.
- 4. An applicant may not receive a Special Exception or Project Plan approval without receiving a Pre-Application SWM Concept approval. The approval must be received prior to any action by a public body (vote for approval or recommendation by Board of Appeals, Planning Commission or Mayor and Council, whichever occurs first).
- 5. The applicant may not file a Site Plan without obtaining a Pre-Application SWM Concept approval unless there is no Pre-Application process required by CPDS.
- 6. The Department may, at its sole discretion, combine the Pre-Application SWM Concept and the Development SWM Concept into a single streamlined submittal and approval for projects that do not have a Pre-Application Meeting stage. The same information must be submitted for the combined Pre-Application/Development SWM Concept as is required for the two separate submittals of the Pre-Application SWM Concept and the Development SWM Concept submittal.
- 7. The Development SWM Concept is associated with the Site Plan. An applicant may not receive a Site Plan or Preliminary Subdivision Plan approval without receiving a Development SWM Concept approval. The approval must be received prior to any action (vote for approval) by a public body (Planning Commission and/or Mayor and Council)
- 8. A Development SWM Concept is required for any amendment to a CPDS approval (SPX, PJT, and/or STP). If a SWM Concept approval exists that will address the amendment, then the approved SWM Concept should be submitted along with an additional narrative that describes the amendment and demonstrates compliance with the approved concept. The SWM Concept Fee shall be calculated based on the site acreage being changed. On a case-by-case basis, the Development SWM Concept approval may be waived for minor amendments.
- 9. Please refer to the Checklist for Stormwater Management Concept for specific requirements and submit the checklist with the Concept Application.
- 10. Please follow CPDS guidelines for deadlines associated with staff repots. All approvals must be obtained in accordance with CPDS deadlines for inclusion into the appropriate staff report
- 11. In general, the level of detail for each different SWM Concept shall be similar to the level of detail associated with the CPDS case. For example, there may be less detail for a SWM Concept associated with a Project Plan than one associated with a Site Plan.

